

Recorded: 2/3/2022 at 11:44:05.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 412

AFFIDAVIT of SCRIVENOR'S ERROR ON QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: James W. Radig, 425 Second St SE, Suite 900, Cedar Rapids, IA 52401, Phone: (319) 363-8199

Taxpayer Information: Ronald Vorwald, 3254 245th St, Worthington, IA 52078

Return Document To: James W. Radig

Legal Description: See Page 2

Document or instrument number of previously recorded documents: BK 2022, PG 406

AFFIDAVIT of SCRIVENOR'S ERROR ON QUIT CLAIM DEED

RE: Quit Claim deed by Cheryl Gaul filed at BK 2022, PG 406

STATE OF IOWA, COUNTY OF LINN) SS:

I, James W. Radig, being first duly sworn under oath, state of my personal knowledge that:

1. I am the attorney who assisted Cheryl A. Gaul (now deceased) in early 2021 in connection with her sale of real estate on contract to Mr. and Mrs. Ronald Vorwald, with establishing a revocable trust for Cheryl, and with the transfer of her remaining interest in the real estate by Quit Claim deed to the trustees of her trust.

2. The real estate contract and the Quit Claim deed were prepared at the same time and had identical legal descriptions. The contract was recorded first, and when recording was first attempted, an error was discovered in the legal description on the contract. The description was corrected, and the contract was then recorded. However, due to oversight the Quit Claim deed was not corrected.

3. The Quit Claim deed from Cheryl A. Gaul to the trustees of her revocable trust was recorded on February 3, 2022 at BK 2022, PG 406. In it, that portion of the legal description listed as:

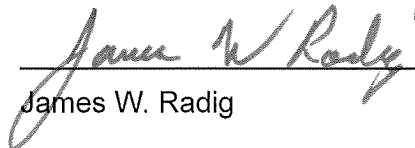
TAX PARCEL 210-14000-1700

Is incorrect. The correct legal description for that parcel of real estate is:

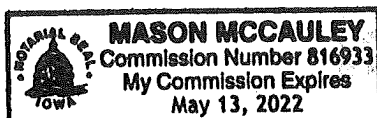
A strip of land eight (8) feet and six (6) inches in width and eighty (80) rods in length (more or less) running East and West off the North side of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Fourteen (14) in Township Eighty-eight (88) North, Range Three (3), West of the 5th P.M., and containing one-fourth (1/4) of an acre more or less, in Delaware County, Iowa.

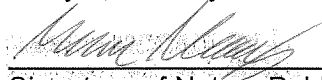
4. In all other respects the legal description on the aforementioned Quit Claim Deed is correct.

Dated: February 3, 2022.


James W. Radig

Signed and sworn to (or affirmed) before me on February 3, 2022 by James W. Radig.




Signature of Notary Public